**Office of County Administrator**

TELEPHONE 276-328-2321
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COURTHOUSE

WISE, VIRGINIA 24293

P.O. BOX 570
206 E. MAIN STREET

November 14, 2017

Ms. Felicia Fred
Environmental Protection Agency, Region III
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

RE: Guest River Coalition
Wise County, Virginia (Lead Applicant)
FY2018 Brownfields Assessment Grant Application

Dear Ms. Fred:

Wise County, Virginia, on behalf of the Guest River Coalition, is pleased to submit the enclosed application to the United States Environmental Protection Agency (USEPA) for a community-wide brownfields assessment coalition grant in the amount of \$600,000 (\$400,000 hazardous substance and \$200,000 petroleum). The economy in the Guest River Watershed, the target area for our application, has historically been dependent on the mining industry. The region is now suffering as the industry has significantly declined due to multiple factors, including an increase in machinery (decrease in manual labor), higher cost of coal extraction, rise of alternative energy sources (natural gas), and stricter environmental rules and regulations. As mines themselves closed (leaving behind a multitude of mine-scarred and coal processing sites), unemployment rose and families left in search of work elsewhere. With the industry downturn and resulting decrease in population, many support businesses and services were no longer viable and were forced to close. Numerous sites are now mine-scarred, vacant, or deteriorating; and, perceptions about their environmental history hinder their redevelopment.

The Guest River Group, a collaboration of grass-roots community groups and local, state, and federal government agencies, has been working to improve the environmental health and the economic and recreational opportunities in the Guest River Watershed. The Group is now focused on repurposing the brownfields and mine-scarred lands with the Watershed to improve the environment, economic, and public health of the community. Therefore, the local government members of the Group, including Wise County, the City of Norton, the Town of Wise, and the Town of Coeburn, have partnered to form the Guest River Coalition to request this USEPA Brownfields funding to address high-priority sites and encourage the revitalization of the Watershed.

- a. APPLICANT IDENTIFICATION: Wise County
PO Box 570
Wise, Virginia 24293
- b. FUNDING REQUESTED:
- i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community Wide Coalition
 - iii. Federal Funds Requested: \$600,000
 - iv. Contamination: Hazardous Substances \$400,000/Petroleum \$200,000
- c. LOCATION: Wise County, Virginia
- d. PROPERTY INFORMATION: N/A – community-wide proposal
- e. CONTACTS:
- | | |
|--|--|
| i. Project Director: | ii. Chief Executive |
| David Cox | Shannon Scott |
| County Finance Administrator | County Manager |
| Wise County | Wise County |
| Wise, Virginia 24293 | Wise, Virginia 24293 |
| Ph. (276) 328-2321 | Ph. (276) 328-2321 |
| Fx. (276) 328-9780 | Fx. (276) 328-9780 |
| cox_d@wisecounty.org | scott_s@wisecounty.org |
- f. POPULATION:
- i. 40,530 (American Community Survey 2015 Five-year Estimate)
 - ii. Wise County is a municipal form of government.
 - iii. Wise County has experienced persistent poverty over the past 30 years according to the US Census Historical County Level Poverty Estimates Tool with 21.6% in 1990, 20.0% in 2000, 24.1% in 2010, and 22.4% in 2015.
- g. REGIONAL PRIORITIES CHECKLIST: Attached.
- h. LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY: Attached.

Please find all of the information required for the FY2018 Brownfields application on the following pages. We look forward to working with the USEPA on this project. Thank you for your time and consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,



David Cox, CPA
County Finance Administrator

Regional Priorities Form/Other Factors Checklist

Name of Applicant: **Wise County, Virginia**

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): **Extreme Weather Resiliency OR Coordinated Public Funding for Brownfields**

Page Number(s): N/A

Assessment Other Factors Checklist

Please identify with an (X) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors Apply</i>	
Community Population is 10,000 or less	
The jurisdiction is located within, or includes, a county experiencing 'persistent poverty' where 20% of more of its population have lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	3-4
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 629 East Main Street, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

www.deq.virginia.gov

Molly Joseph Ward
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4000
1-800-592-5482

November 3, 2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

Subject: Acknowledgement and Support
FY 2018 Brownfields Assessment Coalition Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-17-07

Dear Mr. Cox:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced brownfields grant application. The request will be for a community-wide EPA Brownfields Assessment Coalition grant for sites within the Guest River Watershed that have been potentially impacted by contamination from hazardous substances, petroleum, or mining operations. The Coalition will include Wise County, as the applicant, with the City of Norton, Town of Wise, and Town of Coeburn, as coalition partners.

It is our understanding that the Coalition members have partnered with other local agencies, community-based organizations, non-profits, and members of the public concerned with water quality issues to improve the Guest River Watershed. The Coalition's mission is to create economic and recreational opportunities for the community by assessing, remediating, and redeveloping brownfield sites and also ultimately restoring the watershed back to health. The grant will enable the Coalition to address the numerous brownfield properties in the area created by the long history and decline of mining operations throughout the watershed.

It is our sincere hope that the subject proposal will be successful and I look forward to working with your staff. If I can be of further assistance please don't hesitate to call me at (804) 698-4064.

FY 2018 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-17-07
November 2, 2017

Sincerely,



Vincent A. Maiden, CPG
Brownfields Program Coordinator

cc: Dan Manweiler – DEQ-SWRO
Meade Anderson – DEQ- CO
Joe Morici – Cardno

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions: The Guest River is a short tributary of the Clinch River in southwest Virginia. The Guest River flows for nearly its entire length in Wise County. It rises in the north-central part of the county and flows initially south-southeastwardly to the City of Norton; then eastwardly to the Town of Coeburn; then southeastwardly for the remainder of its course. Yellow Creek, Bear Creek, and Tom's Creek are all tributaries in the Guest River Watershed within Wise County. The Guest River flows into the Clinch on the common boundary of Wise and Scott Counties. The Guest River Watershed contains an abundance of rich cultural history and plentiful natural resources. Part of the Appalachian Region, this area of the Commonwealth grew and flourished along with the discovery of coal. The high bituminous coal found in the seams of the Appalachian Plateau brought about a mining boom in the late 1880's. Company mine towns flourished and included everything from company stores to theatres, residences, and schools, creating the tightly-knit communities that remain to this day. It was during this boom period that Wise County was connected to the industrialized East Coast by the Norfolk and Western Railroad, which built tracks through the county largely following the Guest River and its tributaries. In 1889, the Norfolk and Western Railway Company dispatched five men to lay out a town on the banks of the Guest River, which later became the City of Norton. Freight and passenger trains arrived on the scene in 1891, and Wise County found a new prosperity associated with mines and railroads. The City of Norton experienced an expansion of population, commerce, and industry in the wake of railroad and related mining and industrial development. In 1894, the Town of Coeburn was established along the railroad, where Tom's Creek enters the Guest River, and the Town developed a thriving downtown catering to the growing population of miners, railroad workers, and others. With the influx of the coal industry, the county seat, now known as Town of Wise, became a busy place as thousands of acres of land changed hands each month. The Town, located on Yellow Creek, continued as a commercial and legal center for the region.

As time went on, the mining industry waxed and waned, significantly decreasing during the 1950s after the World Wars and again following recovery from the national energy crisis of the 1970s. Multiple factors including an increase in machinery (decrease in manual labor), higher cost of coal extraction, rise of alternative energy sources (natural gas), and stricter environmental rules and regulations have decimated the coal industry. As mines closed (leaving behind a multitude of mine-scarred lands and former coal processing sites), generational mining families were forced to seek work elsewhere. This exodus in the workforce not only caused a decrease in population (and their spending power) but also left behind shells of the once bustling coal towns. Many schools were boarded up, hospitals were closed, gas stations were abandoned, and downtown commercial areas no longer thrived. The Guest River Watershed, which drains the historically mined lands, as a result suffers from a host of impacts on water quality.

In 1998, the Guest River Group, a group of local citizens, county, state, and federal agencies, was founded from a collective agreement of local agencies and organizations concerned with water quality issues in the Guest River. Based on a Clean Water Act section 319 report, despite its remarkable beauty, the Guest River the most polluted tributary to the biologically significant Clinch River. Impairments to the river are due to non-point source pollution runoff such as historic resource extraction methods, unstable stream banks, and insufficient best management practices (BMPs). The Guest River also suffered from severe bacterial levels due to failing septic tanks and illegal straight pipes. Due to the sedimentation and bacterial pollution, aquatic life is struggling in the Guest River. The mission of the Guest River Group was to ultimately restore the watershed back to health, creating economic and recreational opportunities for the people of the Guest River Watershed.

As eligible applicants for EPA Brownfield grants, the local government members of the Guest River Group – Wise County, City of Norton, Town of Wise, and Town of Coeburn – have formed this Coalition to address brownfields and mine-scarred lands in the target area of the Guest River Watershed.

ii. Demographic Information and Indicators of Need: Data collected from the 2015 American Community Survey 5-year estimates (US Census) indicate the Guest River Watershed Target Area (City of Norton, Town of Coeburn, Town of Wise, and Wise County) is struggling in terms of educational attainment, income, and housing when compared to the Commonwealth and the nation. The Appalachian Regional Commission (a regional economic development agency) has ranked Wise County at its lowest level of “distressed” on their index-based county economic classification system. For example, more than half of all families (53%) with children in the Town of Coeburn live below the poverty threshold, and nearly the same amount (47%) in the City of Norton as compared to 13% in all of Virginia. Only 11% of residents in the Town of Coeburn and 19% in the City of Norton have a degree in higher education (bachelor) compared to 36% in Virginia. Unemployment is rampant in the watershed, with 18% in the Town of Coeburn and 11% in the City of Norton and all of Wise County, compared to 6% in Virginia. According to the US Census - Historical County Level Poverty Estimates Tool, Wise County has experienced persistent poverty over the past 30 years (1990 = 21.6%, 2000 = 20.0%, 2010 = 24.1%). In the Wise County Public School District, 59% of students qualify for free and reduced lunches. The median household income in the Guest River Watershed area is only \$37,404, nearly half that (\$65,015) for the Commonwealth of Virginia, while the percentage of families with children living below the poverty threshold (28.5%) in the target area is nearly double than that of Virginia (13.0%). More concerning, in the Town of Coeburn, the median household income is a mere \$24,575 and 53.5% of families with children live in poverty. High poverty, low educational attainment, and access to living wage jobs have perpetuated the cycle of hopelessness that residents of the watershed continue to face.

Guest River Watershed Demographic Information

Demographic	City of Norton	Town of Coeburn	Town of Wise	Wise County	Virginia	United States
Population	4,007	2,337	3,185	40,530	8,256,630	316,515,021
Percent Minority	12.5	2.3	3.0	7.3	31.0	26.4
Percent African-American	3.4	1.2	1.3	5.4	19.2	12.6
Percent Hispanic	2.4	1.2	0.0	1.2	8.6	17.1
Percent Children (5 -under)	8.0	7.3	4.9	5.7	6.2	6.3
Percent Elderly (65-over)	13.5	11.0	11.9	15.3	13.3	14.1
Percent Women of Child Bearing Age	46.1	40.3	39.4	37.3	39.8	39.5
High School Graduate or Higher	82.0	73.9	85.0	74.0	88.3	88.8
Bachelor Degree	19.6	11.8	22.9	14.0	36.3	33.1
Individuals Below Poverty Level	24.0	36.4	14.0	22.4	11.5	15.5
Families with Children Below Poverty	47.1	53.5	16.5	28.5	13.0	18.0
Per Capita Income	\$19,647	\$15,658	\$36,801	\$20,321	\$34,152	\$28,930
Median Household Income	\$27,731	\$24,575	\$50,145	\$37,407	\$65,015	\$53,889
Unemployment Rate	11.1	18.7	8.6	11.0	6.5	8.3
Median Home Value	\$91,600	\$90,700	\$124,800	\$87,500	\$245,000	\$178,600
Percent Vacant Homes	7.0	15.0	16.2	14.5	10.5	12.3
Percent Rental Homes	49.1	43.4	35.8	30.3	33.8	36.1

Source: American Community Survey 2015 Five-year Estimate Data Set – www.census.gov, accessed November 2017.

iii. Description of the Brownfields: As representatives of the community, the Guest River Group have been working closely with the Coalition partners to identify high priority brownfield sites within the Target Area (Guest River Watershed). The Group prioritized sites based upon their potential for environmental contamination, their community impact, their potential contribution

to watershed quality, and their redevelopment potential. There are numerous properties that each Coalition community identified, however, the top priority sites include:

The City of Norton is the largest of all municipalities found in the Watershed. With access to the railroad and proximity to the mines, Norton became a key hub for the transportation of coal to markets. Numerous coal tipple sites (where coal was loaded into railroad cars) are located within and outside the City. The **Norton Tipple Hill** site is a former tipple, coal processing, and mine property, located on the banks of the Guest River. A former rail spur once ran through the 15 acre property. Now abandoned, rusting conveyors, scales, and other structures remain along with coal remnants and other debris. Single-family homes are located approximately ¼-mile to the north of the property. With some limited grant funding, the City has begun the environmental assessment of a portion of the site. The site is known to have low-pH soils and potential acid main drainage. The site may also have impacts from metals and potential petroleum contamination from abandoned tanks on site. Additionally, the site is located at the intersection of US Route 58 and US Route 23, two major transportation corridors decreasing the aesthetic value and impacting desirability. The entire site drains directly to the Guest River. Additional funding is needed to fully characterize the site and complete a cleanup and redevelopment plan.

Within unincorporated Wise County lies the **Lonesome Pine** site, three contiguous, large parcels (over 420 acres) of land that were once the site of surface strip-mining. One parcel has a known slump, the result of the caving in of an underground mine void, most likely a former mine entrance. Similarly, another parcel contains a mine opening portal. These features and the potential for impacts from metals, low pH soils, and petroleum need to be further investigated. Unfortunately, the site does not rank high enough on the Virginia Department of Mines, Minerals, and Energy (DMEE) list to access their limited reclamation funding. Immediately adjacent to this former mine is the Wise County Christian School (a private Kindergarten–12th Grade Christian Academy) and a large sporting complex complete with soccer fields, four baseball diamonds, and two softball fields. The nearest house is downgradient less than 700 feet away. The property naturally drains to nearby Bear Creek.

In the Town of Wise, the **J.J. Kelly High School** was closed and left vacant. Originally opened in 1953, J.J. Kelly was a source of community pride (the school still holds the Virginia High School League record for the most state championships won by any school in baseball and girls tennis). Long-term residents of the Town identified with the Kelly Indians, and generations of students proudly sported the school colors of red and white at every opportunity. The school provided a sense of shared history and shared identity along with community boundaries. Sadly, the school fell victim to the same fate that numerous schools across the Virginia coalfields have, and was forced to close in 2011 due to dwindling student populations. The large campus spans over 20 acres, and the building has over 60,000 square feet of space. Reuse and redevelopment of the site is being hindered by concerns over asbestos-containing materials and lead-based paint in the building as well as potential contamination from coal and petroleum use on the site. Residential homes are located adjacent to the site, less than 100 feet away.

The Town of Coeburn is the smallest member of the Coalition but has felt the greatest impact from the closure of nearby mines (the highest poverty rates, lowest per capita income, and lowest higher educational attainment rates of the Coalition area are found here). Numerous businesses in the downtown area have been forced to close, resulting in an approximately 75% vacancy rate of storefronts along Front Street (the main downtown thoroughfare). The former **Coeburn Hotel** once served as temporary lodging for workers and businessmen, traveling to support the mining industry. The hotel had an elegant grand ballroom on the third floor that overlooked adjacent Little Tom's Creek, where many local weddings and celebrations took place. Unfortunately, as business disappeared, the hotel was closed. The building was used as apartments for a time, but suffered from neglect and lack of demand. Due to the age of the building, asbestos-containing materials and

lead-based paint are concerns as well as use of coal and heating oil. Mold is also a known issue in the building. The hotel is located directly across the street from the historic depot, which has been renovated into a visitor's center, and the creek side park and music venue.

The following table outlines additional key properties identified in the Target Area:

Guest River Watershed Properties of Concern

Property	Community	Previous Use	Potential Contaminants	Proximity to Residents	Potential Reuse
St. Mary's Hospital	City of Norton	Former hospital	Asbestos, lead-based paint, coal and/or petroleum powered heating system	40 feet	Splash pad; extension of neighboring City Park
Norton Cloverleaf	City of Norton	Former mine site	Acid mine drainage concerns, PAHs, heavy metals	300 feet	Commercial and/or light industry due to location with easy access to highway
Tom's Creek Property	Wise County	Poorly reclaimed former mine site	Acid mine drainage concerns; sedimentation in Tom's Creek	1 mile	Aquaponic system adjacent to Blue Ridge Aquaculture – sustainable indoor fishery
Glamorgan Development Site	Wise County	Poorly reclaimed former surface mine site.	Clogged stream on the property; sedimentation; PAHs; heavy metals	100 feet	Commercial and/or affordable residential housing development.
Park & Darden Site	Town of Wise	Former gas station	Petroleum hydrocarbons	105 feet	Commercial/retail development (on corridor to UVA Wise campus)
Three Way Motel	Town of Coeburn	Former Motel	Lingering building materials with ACM & LBP, Petroleum hydrocarbons	315 feet	Campground for ATV Trail users
Former VIC Area Mine Site	Town of Coeburn	Former surface strip mine	Sedimentation in adjacent Tom's Creek; acid mine drainage; PAHs; heavy metals	400 feet	Beautification project at the gateway to the Town
Former Citgo UST	Town of Coeburn	Former gas station	Petroleum hydrocarbons	75 feet	Commercial/retail space (located next to Town's visitor center)
Multiple Former Tipple Sites	Wise County	Former tipples	Low pH soils; PAHs; heavy metals; petroleum	Multiple Sites	Commercial space

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: The residents of Guest River Watershed have clearly been impacted by the brownfields created by the collapse of the coal industry. With buildable land at a premium, residential areas are often close to the former businesses, tipples, and mine-scarred lands. These sites create a blighting effect and the value of adjacent and nearby properties decrease. Runoff from the sites have impacted the watershed. Lack of riparian buffers due to mining activities is causing high levels of stream erosion and sedimentation build up downstream. Communities within the watershed, such as the Town of Coeburn, often flood during heavy rainstorms. River flow level monitoring has taken place, where the Guest River flows by Coeburn since August 2012. Average flow at this sampling location is 158 cubic feet per second (cfs), and any measurement above 964 cfs is considered a major flood event for this location. Since the USGS began tracking flow, there have been four flooding events which caused flow rates ranging from 1140 cfs to 4350 cfs.¹ The vacant properties pose a public safety risk due to the neglected conditions of the buildings and grounds and the potential for fire, crime, and vagrancy. As the population continues to drop (decrease of 8% in Wise County since 1980 census), community services such as schools and hospitals have been consolidated to regional centers. The high levels of poverty are exacerbated

¹ <http://snoflo.org/report/flow/virginia/guest-river-at-coeburn/history/>

by a lack of transportation services for our poorest citizens. With limited means to get to work and little to no jobs within walking distance, residents in the target area are stuck in the poverty cycle. Redevelopment of the brownfields into productive places of employment can help break this cycle.

ii. Cumulative Environmental Impacts: Environmental impacts from mining are seen across the Guest River Watershed's landscape – from mine-scarred mountain tops to polluted (sometimes orange) streams to decreased vegetation and natural habitat for forest wildlife. For over a hundred years, residents living in the watershed have been impacted by the air emissions, releases, dust, storm water runoff, and noise from the nearby mining operations. Compounding the impacts from the mining industry, rail lines run through the communities and along the rivers. The railroads cause pollution issues from right-of-way contamination (herbicides, pesticides, and petroleum) and diesel emissions, which contain dozens of contaminants, carcinogens, ozone smog-forming compounds, and fine particulate matter. Exposure to fine particles is known to cause asthma attacks and respiratory diseases. Residents and business located near the tracks are constantly inundated with the noise and vibrations of the railroad. Large trucks laden with coal also rumble through the small towns and on the narrow roads, spewing more emissions, dust, and noise. EnviroFacts also revealed that across the area, 14 toxic releases to the environment have been reported and 219 industries are reported to be major releasers of air pollutants. The area includes 136 hazardous waste generators and 232 facilities with NPDES permits to discharge to surface waters. The Guest River has been listed as impaired due to poor water quality with high levels of coliform, sedimentation, heavy metals, and legacy petroleum. The Guest River flows into the Clinch River, which has been identified by The Nature Conservancy as a "biological hotspot" due to the high concentration of benthic and macroinvertebrate organisms that have been compromised due to years environmental impacts.

iii. Cumulative Public Health Impacts: Cancer is, and continues to be, a major concern for residents in the Guest River Watershed Target Area. Data from the 2017 County Health Rankings & Roadmaps program reveals an ongoing elevated cancer rate of 223 in Wise County compared to 171 in Virginia as a whole. Further, new research out of the University of Virginia shows that while cancer incidence has declined in much of the country since 1969, it has not declined in rural Appalachia. In rural Appalachian Virginia (in which the Target Area is located), the cancer mortality rate is 19 percent higher than it is for urban, non-Appalachian people in the rest of the country. People in much of rural Appalachia are more likely to die within three to five years of their diagnoses than those in both urban Appalachian areas and urban areas across the U.S.² These researchers say the extraordinarily high cancer rates are the result of a perfect storm of unfortunate circumstances including lifestyle factors, economic, social, and environmental factors, such as exposures to carcinogenic contaminants. The growing elderly population within the Target Area is more sensitive and susceptible to those risk factors. Widespread poverty and lack of education also make it difficult to overcome these barriers, which the Target Area have been battling for decades. The County Health Rankings & Roadmaps program uses measures of vital health factors, including high school graduation rates, obesity, smoking, unemployment, access to healthy foods, the quality of air and water, income, and teen births to rank counties across the United States. Their 2017 rankings report revealed that the Wise County ranked 126 out of 133 counties – one of the unhealthiest counties in all of Virginia.

c. Financial Need

i. Economic Conditions: Wise County and our coalition partners do not have the funds to support brownfields programs. The economy of Wise County and the Guest River Watershed Target Area has taken a direct hit from the downturn in the coal industry. In FY13, Wise County budgeted \$4

² Yao, N., Alcalá, H. E., Anderson, R. and Balkrishnan, R. (2017), Cancer Disparities in Rural Appalachia: Incidence, Early Detection, and Survivorship. *The Journal of Rural Health*, 33: 375–381.

million in revenues from the coal severance tax. In FY17, the County is only expecting \$900,000 in revenues from the tax – a 77.5% reduction in four years. With revenues from other taxes decreasing or remaining flat, the County must rely on outside assistance to address the brownfields. In addition, most of the jobs in the area were connected in one way or another to the coal mines. “Everything you see, everything we got came in some way from coal. If it wasn’t for coal this part of Virginia wouldn’t exist.” – Ricky Meade, owner/operator of a fleet of trucks used for hauling coal. The far southwest of Virginia, including the Target Area, produces ½ the coal it produced ten years ago.³ A recent King University study found “Each coal mining job supports 1.27 jobs in other sectors of the region’s economy.”⁴ According to a Virginia Employment Commission profile, Wise County lost an estimated 936 mining-related jobs between 2015 and 2017.⁵ Thus, the loss of the coal jobs means another 1,189 non-mining jobs were also lost. The non-mining jobs supported by coal include those in transportation, suppliers, retail, and other businesses and services. The closures and job losses have compounded to make local economic conditions worse.

ii. Economic Effects of Brownfields: With the decline in mining, the brownfield sites (Norton Tipple Hill and Lonesome Pine) were created and negatively impacted all the other businesses (Coeburn Hotel) and services (J.J. Kelly High School) dependent on those workforces and their families. As the workforce and population decreased, so did student enrollment and the property tax base. The Wise County School District could not afford the burden to keep the large, older schools operating with fewer students. So, they made the painful decision to consolidate, creating more brownfields. As the industry declined and jobs disappeared, fewer businessmen and temporary workers traveled to stay at the Coeburn Hotel. Guests and locals no longer frequented the downtowns. As downtown vacancies and brownfields increased, derelict buildings began to depress the property values of neighboring businesses and houses. The median home value in the target area is only \$87,500, less than half that \$245,000 for Virginia. These extremely low home values are indicative of widespread disinvestment. Throughout the Target Area in the Guest River Watershed, brownfield sites have emerged over the years, negatively influencing residents and businesses in a continuing downward economic spiral and limiting access to jobs.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Redevelopment Strategy, and Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: The local government members of the Guest River Group – Wise County, City of Norton, Town of Wise, and Town of Coeburn – formed this Coalition (with Wise County serving as the lead applicant) to address brownfields and mine-scarred lands in the Target Area of the Guest River Watershed. Funding for the brownfields project will be used to conduct site assessments and cleanup and redevelopment planning for properties which have been potentially impacted by mining, hazardous substance contamination, and/or petroleum contamination within the Guest River Watershed. Through the Guest River Group, the project will include significant community engagement in site selection, prioritization, visioning, and redevelopment planning. Comprised of local citizens, county, state, and federal agencies, the Guest River Group was formed in 1998 to address water quality issues in the Guest River Watershed. For nearly twenty years the group has worked to restore the watershed back to health and in the process create economic and recreational opportunities for the people within the Watershed. In partnership with Virginia DEQ and other agencies, the Guest River Group led a project to reduce sedimentation and bacteria levels in the Guest River through implementation of

³ Gibson, Allie Robinson. “Southwest Virginia Coal Production Continues to Decline”, Roanoke News [Roanoke], March 2015.

⁴ Economic Impacts of Job Losses in the Coal Mining Industry. (2013, February). King University School of Business, King Institute for Regional Economic Studies, Paper No. 7

⁵ *Wise County Community Profile*, Virginia Employment Commission. <http://virginialmi.com/>

agricultural, residential, and mining BMPs. The project made progress in improving the water quality in the watershed but ended in December 2015 as funding expired. However, the Guest River Group was committed to doing more. The Group continued to meet quarterly to keep a focus on improving the watershed and to seek new opportunities to implement projects to make a difference to the community. This brownfields project will enable the Guest River Group and the Coalition to further address potential non-point sources, such as brownfields and mine-scarred lands, and encourage redevelopment in accordance with the community's revitalization plans.

The inevitable decline of the coal industry served as a wake-up call for the need to diversify our economy. As such, the Group has been working to envision and encourage a move toward a new future of economic resilience and shared prosperity. Several of the priority sites outlined in this proposal were also highlighted in the plan "Healing Our Land, Growing Our Future – Innovative Mine Reclamation in Southwest Virginia." This collaborative plan, completed by efforts from Appalachian Voices, Downstream Strategies, and Coal Mining Engineering Services, LLC, identified problem sites and envisioned potential reuses that align with the values guiding our redevelopment principles: environmental stewardship, renewable energy development, sustainable job creation, and a creative approach to the future of the Watershed's economy. While each project has similar roots in the mining industry, related industries, and support businesses and services, the planned redevelopment strategy for each site is unique to the site and the needs of the community.

The brownfields program will incorporate sustainable development approaches by including, where feasible, green cleanup and redevelopment designs for sites. With sedimentation and runoff being particular issues within the watershed, plans will include on-site stormwater management through green infrastructure. We will incorporate equitable development approaches by focusing on projects that will be supportive of local entrepreneurial activities (such as new businesses catering to the ATV trail users) and considering the impact of any redevelopment strategy on low-income and disadvantaged populations. We will incorporate environmental justice approaches by continuing to invite and include representatives of the entire community in the watershed to participate in all project activities and decisions through the Guest River Group, regardless of race, color, national origin, or income.

ii. Redevelopment Strategy: The Coalition through a consensus-based approach will assess and create redevelopment strategies to encourage the redevelopment of the target sites. Recognizing the potential of the sites, the Guest River Group has already developed some preliminary ideas for their redevelopment, as shown in the table in section 1.a.iii. In addition to the new economic or community assets these would generate, the repurposing of the targeted sites enables the reuse of existing road, rail, electrical, sewer and water infrastructure, further lowering the burden on the County, City, or towns to extend services to new properties. The redevelopment strategies for the four priority target sites follows:

The **Norton Tipple Hill** site is proposed to become part of the Norton Guest Riverwalk Trail. The trail will follow the former rail spur on the property as it follows the Guest River. The remaining portions of the property will be developed into a complementary park with a potential amphitheater, outdoor environmental educational area, and other recreational amenities. A trailhead and parking area can be developed on the site, and the park will overlook the river, trail, and City.

The **Lonesome Pine** site in Wise County has been envisioned as a location for a large-scale solar power development. Wise County is touted as "The Safest Place on Earth" due to its lack of natural disasters and protected mountain location, making it an ideal location for data centers. However, "If Wise County is to expand hosting of high-technology data centers, we must gain a commercial-scale solar developer. Then we have the potential to attract Amazon, Google, or other Fortune 500 companies to the region to store massive amounts of big data." – Jack Kennedy, Clerk of Courts,

Wise County. The size of the properties (three parcels comprising 420-acres), easy access roads to the site from two opposing sides, and close proximity to the University of Virginia's College at Wise make this site an excellent location for such a development.

A developer has recently secured an option on the former **J.J. Kelly High School**. The large campus is poised for redevelopment as an office-park, and the developer already has a large-scale tenant looking to consolidate its regional workforce to one campus. In order for the project to be viable, the developer is asking the County for assistance to address the environmental concerns.

Meanwhile, the **Coeburn Hotel** could potentially be redeveloped into a boutique hotel, catering to recreational tourists and users of the area's Spearhead ATV Trails. This redevelopment is expected to spur additional revitalization along Front Street (restaurants, outfitters, sundry shops) and will complement the other downtown revitalization efforts in Coeburn -- the newly renovated visitor's center at the train depot, music stage, and park along Little Tom's Creek.

Reuse of these properties will help achieve our overarching redevelopment goals of creating sustainable economic and recreational opportunities for the community, while also improving the quality of the Guest River Watershed.

iii. Timing and Implementation: The Coalition will be led by David Cox, Wise County Finance Administrator, with assistance from Ms. Jessica Swinney. The County management team will be supported by the Coalition partners, the Guest River Group, and by a qualified brownfields consulting firm. Mr. Cox will oversee all aspects of the project to ensure objectives are met, the schedule is maintained, and the project is completed on time.

a. Contractor Procurement: Wise County has already procured an experienced and qualified consultant to assist with implementation of the project. Led by Mr. Cox, the County released a Request for Qualifications in October 2017 in accordance with state and federal guidelines (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500). The County subsequently ranked the responses and selected the top ranked firm. Upon grant award, the County will contract with the firm and will be ready to begin work as soon as grant funds are received in October 2018.

b. Site Inventory and Prioritization: The Guest River Group has been supporting the Coalition partners with the identification high priority brownfield sites within the Guest River Watershed. The Group prioritized sites using the following criteria: 1) potential for environmental contamination; 2) impact on the community; 3) contribution to watershed water quality; and, 4) redevelopment potential. Through a consensus-based approach, they recommended the four top priority sites -- one in each Coalition member's jurisdiction. Coalition members have agreed to utilize the same approach throughout the project to govern site selection and prioritization. At least one site will be selected from each Coalition member, but additional sites will be based upon recommendations from the Guest River Group. The Guest River Group will continue to review the site selection and prioritization on a quarterly basis.

c. Site Access: The Coalition partners have already taken a proactive approach to gaining site access and have already secured access to three of the four target sites, including the Norton Tipple Hill site, the Lonesome Pine site, and the former J.J. Kelly School site. Additionally, we are in current discussions with the current owner of the former Coeburn Hotel and anticipate gaining access prior to receipt of grant funds. The Guest River Group will continue to work with other property owners, specifically those that are interested in selling their property (owners who are more likely to participate and properties that are more likely to be redeveloped) and educating them on the benefits of the program.

b. Task Descriptions and Budget Table

i. Task Descriptions: The Guest River Coalition is seeking funding in the amount of \$400,000 for properties with potential hazardous substance contamination and \$200,000 for properties with potential petroleum contamination. Funding will be used for project management, community outreach, site assessment, and cleanup/redevelopment planning on potential brownfield sites. A

minimum of one site will be assessed in each Coalition member's jurisdiction. The following expenses were estimated based upon information provided by our consultant's work on other EPA brownfield projects. Funds will be used to complete the following tasks:

Task 1 – Project Management: As the lead applicant, Wise County will manage the grant funds and lead all project activities with support from the Guest River Group and a qualified brownfields consultant. Staff time will be provided as an in-kind contribution. Wise County with the support of the consultant will complete all quarterly and annual performance reporting; input property-specific information into ACRES; and complete the final closeout report. The project team will meet quarterly to ensure the project's goals and schedule are being met and to take corrective action, if necessary. We anticipate approximately \$1,500 per quarter (\$18,000 total) for meetings and reporting and \$3,000 for the final report. Therefore, we are budgeting a total of \$21,000 in Project Management funds (\$14,000 hazardous; \$7,000 petroleum) to complete the task.

Task 2 - Community Outreach: Through the established Guest River Group, we will continue to actively seek and encourage citizen input throughout the project – from site prioritization and assessment through the redevelopment planning process. With assistance from our consultant, we will prepare outreach and promotional materials to be distributed via mail, community meetings, newspapers, and websites and social media sites. In addition, throughout the project, the Guest River Group will hold public meetings quarterly to guide project activities and solicit input and participation. We anticipate contractual expenses to create Community Involvement Plan (\$4,000); hold quarterly Guest River Group public meetings (\$12,000); and develop communication materials for public distribution (\$5,000). Travel funds are budgeted for Coalition members to attend national and regional brownfields-related training conferences/workshops (\$9,000). Supplies and expenses are budgeted for printing and public outreach materials (\$3,000). Therefore, we are budgeting a total of \$33,000 in Community Outreach funds (\$22,000 hazardous; \$11,000 petroleum) for Task 2.

Task 3 – Site Characterization: We anticipate the majority of the project funds will be expended under the Site Characterization Task, since clarifying the environmental uncertainty on these brownfield properties will enable their redevelopment and return to productive and safe reuse. We are budgeting a total of \$450,000 (\$304,000 hazardous; \$146,000 petroleum) of contractual expenses in Site Characterization for our contractor to complete the environmental assessments. More specifically, we estimate 15 Phase I ESAs (10 hazardous; 5 petroleum) to be conducted under this project in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13 and the EPA All Appropriate Inquiry (AAI) Final Rule. Phase I ESAs are estimated to cost \$4,000 per assessment (for a total of \$60,000 - \$40,000 hazardous; \$20,000 petroleum.) Phase II ESAs will be conducted by qualified contractors in accordance with ASTM E1903-11. We anticipate completing approximately 5 hazardous funded Phase II ESAs at a cost of approximately \$46,000 per assessment for a total of \$230,000 and 4 Phase II ESAs on petroleum sites with an estimated cost of approximately \$26,500 per assessment for a total of \$106,000. In addition to completing Phase I and II ESAs, contractors will complete site-specific Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) prior to initiating field work (included in the Phase II cost estimates). In addition, due to the age of the buildings in the target area, we anticipate completion of 4 asbestos-containing-materials survey at a cost of \$3,500 each (total of \$14,000 hazardous).

Task 4 - Redevelopment Planning: For sites where contamination is found, cleanup and redevelopment plans may be developed. This will include the development of an Analysis of Brownfield Cleanup Alternatives (ABCA) by identifying potentially applicable remediation alternatives and estimating the nature, extent, duration, and cost of implementing site remediation activities. We anticipate developing 5 ABCAs (\$5,000 each) and redevelopment plans (\$7,000 each) for hazardous-funded properties and 3 ABCAs and redevelopment plans for petroleum-funded

properties. Therefore, we have budgeted a total of \$96,000 (\$60,000 hazardous; \$36,000 petroleum) in contractual funds to complete this task.

ii. Budget Table

Categories	Hazardous Budget					Petroleum Budget				
	Task 1	Task 2	Task 3	Task 4	Total:	Task 1	Task 2	Task 3	Task 4	Total:
Personnel										
Travel		\$6,000			\$6,000		\$3,000			\$3,000
Equipment										
Supplies		\$2,000			\$2,000		\$1,000			\$1,000
Contractual	\$14,000	\$14,000	\$304,000	\$60,000	\$392,000	\$7,000	\$7,000	\$146,000	\$36,000	\$196,000
Total	\$14,000	\$22,000	\$304,000	\$60,000	\$400,000	\$7,000	\$11,000	\$146,000	\$36,000	\$200,000

c. Ability to Leverage:

The Guest River Coalition is prepared to successfully leverage \$35,000 from a Supplemental Environmental Project from the Department of Justice and a matching \$35,000 grant from the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF), which has allowed the assessment of the Norton Tipple Hill to begin. Brownfields funds will be used to help fully characterize the site and develop cleanup and redevelopment plans for its future use as a trail and park. VBAF is a state-funded program to promote the restoration and redevelopment of brownfield sites. VBAF Grant proceeds may be used to pay the costs associated with brownfields assessment, restoration, and redevelopment. Since EPA Brownfield funds can be used as the required match for VBAF funds, the Guest River Coalition will again leverage VBAF funds to complete more assessments and conduct cleanups at the targeted, high-priority brownfield sites. In addition to the VBAF funding, the Virginia Department of Housing and Community Development (DHCD) Industrial Revitalization Fund (IRF) is used for market-driven redevelopment of vacant and deteriorated industrial and commercial properties. We will encourage our community partners to leverage funding from the IRF to support the redevelopment of target sites. In addition, we will encourage potential purchasers of property to utilize liability protections and tax benefits established through the Virginia Department of Environmental Quality Voluntary Remediation Program. This Program allows non-responsible parties who have entered into the voluntary cleanup program to leverage various financial incentives, including the brownfields tax incentive which is not a tax credit, but reduces a property owner's tax burden indirectly by lowering taxable income by claiming eligible cleanup costs as a current expense, rather than capitalizing as long-term assets.

Source of Funding	Purpose of Funding	Amount of Funding	Status of Funding
Department of Justice Supplemental Environmental Project	Phase I and Limited Phase II assessment of Norton Tipple Hill	\$35,000	Secured
VBAF Planning Grant	Limited Phase II assessment of Norton Tipple Hill	\$35,000	Secured
VBAF Planning Grant	Environmental assessment and redevelopment planning for brownfields sites	\$50,000	Potential
VBAF Remediation Grant	Brownfields site remediation grant	\$500,000	Potential
DHCD IRF	Redevelopment of vacant non-residential structures whose poor condition creates physical and economic blight to the surrounding area	\$600,000	Potential

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: The Guest River Group is a collaboration of local governments, state and federal agencies, and community organizations (see section 3.c) dedicated to improving the environmental as well as the economic and recreational opportunism in the Guest River

Watershed. The Group's approach to public participation has yielded great results, and will serve as an excellent platform for the continued engagement in this brownfields initiative. The Group has been instrumental in the planning for this project so far, and the Coalition will depend upon their support for the duration of the project. Therefore, the Guest River Group will serve as the main conduit for community outreach activities, including continuing to build the site inventory, prioritizing sites for assessment, reaching out to property owners, communicating project information to broader audiences, and soliciting input from their represented communities and organizations. Meetings will be held at least quarterly and will be open to the general public. The Guest River Group will be directly involved in the decision-making process and will be asked to provide informed and meaningful participation throughout the project. Members will be asked to solicit input for their broader communities and reflect community concerns, questions and information needs.

ii. Communicating Progress: The Guest River Group will also be the primary conduit for communicating progress to the wider Guest River Watershed community. Members will be asked to regularly report back to their representative organizations and solicit feedback. Based on the Guest River Group's years of success, we are confident the outreach methods proposed are the most appropriate way to reach the target community in the Watershed. In support of these efforts, we will prepare outreach and promotional materials to be distributed at meetings and via mail. Group members will engage with local media, including the local *Coalfield Progress* newspaper, as well as social media to ensure the project's activities and successes receive wide-spread coverage. In addition, we will work to ensure that residents with language or other physical barriers are fully included in the program. We will provide program materials in other languages upon request or when a project is located in an area with a higher non-English speaking population. Plus, all meeting facilities will be ADA accessible to allow residents of all abilities to participate.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: Virginia Department of Environmental Quality (VADEQ) will provide technical support associated with regulatory and procedural issues, interpretations of Virginia's environmental statutes, oversight of environmental investigations, cleanup planning, and site cleanups. VADEQ also offers liability protections to non-responsible parties and a Voluntary Remediation Program (VRP). The VRP is a non-enforcement based cleanup program that provides a formal mechanism for VADEQ oversight, while providing flexibility to the participant. The VRP utilizes a risk-based approach that provides reasonable clean up goals and allows for institutional and engineering controls, as well as deed restrictions, to be considered as remediation. VADEQ also administers the VBAF, which the Coalition plans to leverage in order to complete assessments and cleanups on target sites.

ii. Other Governmental Partnerships: A representative of the Lee, Norton, Wise, and Scott Counties (LENOWISCO) Health Department, a division of the Virginia Department of Health (VDH), is a member of the Guest River Group and will serve as a resource for residents who may have questions or concerns about exposure to any contaminants found during site assessments and/or cleanup. In addition to the Coalition members, VADEQ and VDH, several governmental partners are represented on the Guest River Group, including the US Forest Service, Virginia Department of Forestry, Virginia Department of Mines Minerals and Energy, Lonesome Pine Soil and Water Conservation District, Wise County Board of Education, Virginia Cooperative Extension, University of Virginia's College at Wise, and the LENOSWISCO Planning District Commissions. Each of these partners represent stakeholders within the Guest River Watershed, and some are potential funding agencies for the remediation and redevelopment of sites. Several provide particular expertise – health, mining, forestry, etc – upon which the project team can draw. As members of the Guest River Group, the representatives will serve an active role in site identification and prioritization, community outreach, and cleanup and redevelopment planning. Letters of support are attached.

c. Partnerships with Community Organizations

i. Community Organization Descriptions & Roles: The following community organizations are active members of the Guest River Group and have committed to support the project:

Community Group	Mission Statement	Support for the Brownfield Project
Appalachian Voices	Nonprofit advocacy organization committed to improving the environment and revitalizing mine-scarred lands in Southwest Virginia	Continuing to convene the Guest River Group; provide technical support; help publicize the project.
Upper Tennessee River Roundtable	Nonprofit working throughout the Upper Tennessee River Basin in VA, which includes the Guest River, with a mission of clean water, involving citizens, and serving as advocate for water resources.	Serve on the Guest River Group; identify potential brownfield properties; communicate project information.
The Clinch Coalition	An organization to protect and preserve the forests, wildlife, and watersheds of our National Forest and surrounding communities for present and future generations.	Serve on the Guest River Group; communicate project information; participate in redevelopment planning; invite staff to present at meetings; provide meeting space or volunteers for community events.
Southern Appalachian Mountain Stewards	An organization of concerned citizens working to build just and equitable communities, while addressing current and legacy costs of extraction in our region.	Serve on the Guest River Group; communicate project information; participate in redevelopment planning; invite staff to present at meetings; provide meeting space or volunteers for community events.
Keep Wise County Beautiful	Local affiliate of Keep America Beautiful working to promote beautification of Wise County through encouraging cleanliness and beauty in the area.	Serve on Guest River Group; identify potential brownfield properties; participate in redevelopment planning activities.
Keep Southwest Virginia Beautiful	Nonprofit working to make a difference through coordination of education, outreach, litter prevention, and cleanup work in the Guest River Watershed.	Continuing to serve on the Guest River Group; communicate project information to organization membership; identify potential brownfield properties.

ii. Letters of Commitment: Support letters are attached.

d. Partnerships with Workforce Development Programs: There are no EPA Brownfields Job Training Grant Programs currently in the area. However, the Guest River Coalition will connect consultants, remediation contractors, and potential developers with the Wise County Career Technical Center and the Southwest Virginia Workforce Development Board to help meet their staffing needs and facilitate local hiring. Additionally, the consulting firm hired to support the brownfields project has committed to sourcing subcontracting opportunities and supplies from local businesses when feasible.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: The Guest River Coalition is committed to the sustainable, thoughtful, and intentional redevelopment of properties located in the Guest River Watershed. Residents in the Watershed will realize the following welfare, environmental, and public health benefits:

Welfare – As the sites are redeveloped and the blight removed, neighboring properties will be encouraged to invest in their own homes and businesses. Reinvestment will increase property values and lead to a more diverse and stable towns. As reinvestment increases, the risk of fires and crime will decrease as the vacant and abandoned buildings are reused. As sites are redeveloped and stormwater runoff is controlled, sedimentation and the resulting flooding will be reduced. The new businesses will create new jobs, and new residents will be attracted to the area again. With jobs within the small communities, many residents will have the opportunity to walk to work. Plus,

as the population begins increasing, the local governments will be able to provide more services and reverse the trends of regional consolidation.

Environmental - The project will also answer many questions regarding the potential presence and effects of soil and groundwater contamination caused by historical mining, industrial, and commercial activities and the presence of contaminants in building materials on the target sites. Properties will be assessed to determine their risk of contamination during a Phase I ESA. If deemed necessary, Phase II ESAs will be conducted that will determine the lateral and vertical extent of any contamination on-site. Once completed, remediation and redevelopment planning can begin. Potential contaminants on these sites include petroleum hydrocarbons, volatile and semi-volatile organic compounds, PAHs, PCBs, heavy metals, asbestos, and lead. Assessment and remediation planning will begin to identify and control exposures to this contamination and control the potential migration of contaminants and sediments to the Guest River Watershed. For example, redevelopment plans for sites can include designs that repair the riparian habitat on properties adjacent to the river. These buffers will help slow, capture, and naturally absorb stormwater runoff, alleviating current negative water quality issues.

Public health – The eventual mitigation and redevelopment of these properties will reduce the targeted community's exposure risk to the known and suspected carcinogens, such as benzene, PAHs, and heavy metals. The reclamation of mine-scarred lands will lessen exposures through dust particulates and stormwater runoff. Industrial and commercial sites can be redeveloped in ways that are protective of human health through remediation or the use of engineering or institutional controls. As new businesses bring new jobs and new people, poverty will be reduced, and more investments can be made in the educational systems. The decreases in exposures and increase in wealth and educational attainment will help Wise County climb from the bottom of the health rankings and reduce the cancer mortality rates.

b. Economic and Community Benefits: The redevelopment the targeted sites will directly and indirectly create economic benefits for the Guest River Watershed. For example, a developer currently has an option on the J.J. Kelly High School with plans to create a corporate office park on this site. The potential multi-million dollar investment will bring hundreds of jobs to the Town of Wise, benefiting existing local businesses and spurring the creation of new ones. While the redevelopment of the Lonesome Pine site into a solar farm will bring direct investment and construction jobs, the redevelopment will also potentially attract additional investment and high-paying jobs from potential users, such as data centers. The redevelopment of the Coeburn Hotel into boutique lodging for recreational tourists will attract visitors to the area to spend money in the businesses on Front Street, helping create a demand for more restaurants and entertainment businesses in town. Meanwhile, in the Town of Norton, the planned redevelopment of Norton Tipple Hill into a trail and park will provide non-economic and community benefits of outdoor recreation. However, parks generate economic benefits too. In 2009, The Trust for Public Land published, "Measuring the Economic Value of a City Park System". The report estimated that property values near parks increase between 5% and 15%, while 35% of every dollar spent by tourists who come to visit parks goes to the local economy. Parks also encourage increased exercise in a community, and exercise saves \$500 in health costs yearly for individuals 65 years and older and a \$250 savings for those under 65. In the City of Norton (pop. 4,007), the resulting savings will potentially be more than \$1.1 million per year. Plus, the removal of the blighting effect the brownfields have on neighboring properties will increase property values and the tax base.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: Wise County has received no adverse audit findings.

b. Programmatic Capability: Wise County has the requisite capacity to administer the EPA grant funds. Mr. David L. Cox, CPA, CMA, MBA, the County Finance Administrator, will serve as the project

manager with support from Ms. Jessica Swinney. Mr. Cox has been with Wise County for eight years in the CFO role and worked in different accounting roles in industry for 15 years. He is a graduate of the University of Virginia's College at Wise and holds an MBA from Virginia Tech. Additionally he has eight years of grants management experience with Wise County. Ms. Swinney has worked for the past six years as the Wise County Emergency Management Coordinator. In addition to her current position, she has worked for the County of Wise since 1997 holding several positions in the Wise County Circuit Court Clerks office and since 2004 as Geographic Information Officer. Ms. Swinney's professional credentials include a MA in Organizational Management, BS in Computer and information Sciences, a GIS Certificate, and working towards Advanced Professional Series in Emergency Management. In addition, she has 19 years of grant management experience. Wise County has already selected a qualified consulting and engineering firm to carry out specific technical tasks for this proposed brownfield grant. The competitive procurement process was fully consistent with federal procurement requirements, 2 C.F.R 200 and EPA's rule at 2 C.F.R. 1500. Upon grant award, a task order will be negotiated with the consultant to complete the project tasks. Mr. Cox will directly oversee the consultant and ensure the completion of all technical, administrative, and financial requirements of the project in accordance with the approved work plan and the grant's terms and conditions. The County has systems in place to replace key staff and to procure additional consulting/contractor services, if needed.

c. Measuring Environmental Results: The Guest River Coalition members will meet quarterly to track the project's progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified, as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments. The project team will also invite the EPA Project Officer and the VADEQ Project Manager to participate in the quarterly meetings via conference call to review progress and address any issues. Additionally, site-specific information will be routinely entered and tracked in the online ACRES database. At a minimum, the outputs to be tracked include the number of community outreach meetings, environmental assessments, ABCAs, and cleanup redevelopment plans; and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

d. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Accomplishments: The County has successfully been awarded and subsequently managed numerous other state and federal grants in the past. The following table identifies five of its most recently awarded grants.

Assistance Program	Awarding Agency	Awarded Amount	Date Awarded	Status	Grant Accomplishments
Drone Innovation Grant	DHCD-VA	\$ 300,000	02/06/2017	Ongoing	Train Drone Pilots at Mountain Empire Community College
Frontier Secure Training	DHCD-VA	\$ \$200,000	02/06/2017	Ongoing	Train Workers for Frontier Secure Facility
Dept of Criminal Justice	DCJS	\$1,215,884	07/01/2016	Complete	Annual Grant Renewed Each Year- Wise County is Fiscal Agent
Wise Develop Fund	NASA	\$ 898,507	07/01/2015	Complete	Annual Grant Renewed Each Year- Wise County is Fiscal Agent
Tacoma Sewer Project	DHCD- VA	\$ 750,000	09/15/2017	Ongoing	Sewer Expansion Tacoma Area of Wise County

2. Compliance with Grant Requirements: The County has demonstrated track record of successful implementation and completion of grant projects, and is knowledgeable regarding the requirements of federal grants. For the projects listed above, the County has complied or

is complying with work plans, schedules, and all terms and conditions; expected outcomes were achieved or are on track to be achieved; and the grants have or are being successfully implemented in a timely manner. The County is audited annually, and there have been no adverse findings by independent auditors or federal grantors with regards to performance, reporting or accounting practices.



AppalachianVoices

November 13, 2017

AppalachianVoices.org
outreach@appvoices.org

BOONE
589 West King Street
Boone, NC 28607
828.262.1500

CHARLOTTESVILLE
812 East High Street
Charlottesville, VA 22902
434.293.6373

KNOXVILLE
2507 Mineral Springs Ave.
Suite D
Knoxville, TN 37917
865.291.0083 ext. 700

NORTON
816 Park Avenue NW
Norton, VA 24273
276.679.1691

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

On behalf of Appalachian Voices, please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

Appalachian Voices New Economy program focuses specifically on revitalizing scarred lands in Southwest Virginia with sustainable economic development. As you know, Appalachian Voices has invested substantial resources into helping to convene the Guest River group and support the process of applying for this grant.

In support of the Brownfields project, Appalachian Voices is committed to continuing to convene the Guest River group and related community involvement activity associated with the scope of this grant. Additionally, we will gladly provide technical support in identifying potential brownfield sites, specifically ones that have a coal-related connection. We are also committed to helping publicize the efforts of the Guest River Group, helping to raise the profile of this project both within the local community and throughout the region. Further, Appalachian Voices will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact me directly so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Adam Wells,
New Economy Program Manager
Appalachian Voices
Norton, Virginia





P.O. Box 2359, Abingdon, VA 24212

Phone: (276) 628-1600

Fax: (276) 623-1185

Nov. 3, 2017

Mr. David L. Cox, County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

Dear Mr. Cox:

On behalf of Upper Tennessee River Roundtable, please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

Upper Tennessee River Roundtable is a 501(c)(3) nonprofit based in Abingdon and working throughout the Upper Tennessee River Basin in Virginia, which includes the Guest River watershed. Our organization has a mission of clean water by involving citizens in planning, educating, coordinating, attracting funding, and serving as an advocate for our water resources.

The Roundtable has a history of conducting work in the Guest River watershed, including helping revive the Guest River Group years ago, conducting outreach and education activities on a regular basis, and installing on-the-ground projects to improve water quality. The Roundtable has worked for years to improve water quality of the Guest River by replacing failing septic systems to help not only the homeowners, but others living downstream.

In support of the Brownfields project, Upper Tennessee River Roundtable is committed to help identify potential brownfield properties and communicate project information to our membership. Further, Upper Tennessee River Roundtable will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact our executive director, Carol Doss, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely


Karen Gilmer, Chair, Board of Directors



The Clinch Coalition

11.14.2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

On behalf of The Clinch Coalition, please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

It is the mission of The Clinch Coalition to protect and preserve the forests, wildlife, and watersheds of our National Forest and surrounding communities for present and future generations.

In support of the Brownfields project, THE CLINCH COALITION is committed to communicating project information to the organization's members, participating in redevelopment planning activities for sites, inviting project staff to present at one of the organization's regularly scheduled meetings, and providing meeting space or volunteers for community outreach events. Further, THE CLINCH COALITION will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact The Clinch Coalition so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

//Digital Signature//

ANNIE JANE COTTEN
PROGRAM DIRECTOR

THE CLINCH COALITION

601-946-0159

CLINCHCOALITION@GMAIL.COM

WWW.CLINCHCOALITION.NET



707 A W. Main St., PO Box 7027, Wise, Virginia 24293 Phone: 276-565-6167

11/13/2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

On behalf of the Southern Appalachian Mountain Stewards, please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

The Southern Appalachian Mountain Stewards (SAMS) is an organization of concerned citizens working to build just and equitable communities while addressing current and legacy costs of extraction in our region.

In support of the Brownfields project, SAMS is committed to communicating project information to our members, participating in redevelopment planning activities for sites where possible, inviting project staff to present at SAMS regularly scheduled meetings, and providing meeting space or volunteers for community outreach events. Further, The Southern Appalachian Mountain Stewards will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact Adam Malle so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A Malle

Southern Appalachian Mountain Stewards

Contact:
Adam Malle
Administrative Coordinator
(276) 275-3812
awm032@gmail.com



November 6, 2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

On behalf of Keep Wise County Beautiful, please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

Keep Wise County Beautiful is a local affiliate of Keep America Beautiful that was formed in 1979. Our mission is to promote the beautification of Wise County through encouraging cleanliness and beauty in the area through attitude change of all citizens toward proper waste disposal using education, motivation and enforcement.

In support of the Brownfields project, Keep Wise County Beautiful is committed to helping identify potential brownfield properties and participating in redevelopment planning activities for sites. Further, Keep Wise County Beautiful will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact Greg Cross, Executive Director, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

WALTER CROUSE

Chairman

Keep Wise County Beautiful

P.O. Box 570

Wise, VA. 24293



**P.O. Box 1112
Abingdon, VA 24212**

Phone: (276) 628-1600

Fax: (276) 623-1185

Nov. 14, 2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

I am writing on behalf of Keep Southwest Virginia Beautiful in support of your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. The redevelopment of these properties will improve the Guest River Watershed and support the revitalization of our communities.

Keep Southwest Virginia Beautiful is a 501(c)(3) nonprofit based in Abingdon that makes a difference through coordination of education, outreach, litter prevention and cleanup work in nine counties and two cities in this region, which includes the Guest River watershed. Our organization has a mission of engaging individuals to take greater responsibility for their community environment.

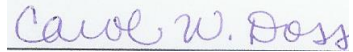
I have a long history with the Guest River Restoration Project and Guest River Group, having served with this project and group since the beginning. Through the years, the Guest River Group has initiated many projects and realized significant accomplishments that resulted in a reduction in pollution in the Guest River watershed. The projects that you plan to do with the grant will be a continuation of this important work.

In support of the Brownfields project, Keep Southwest Virginia beautiful is committed to help identify potential brownfield properties and communicate project information to our

membership. Further, I am willing to serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact me about support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in purple ink that reads "Carol W. Doss". The signature is written in a cursive style and is positioned above a thin horizontal line.

Carol W. Doss
Executive Director



United States
Department of
Agriculture

Forest
Service

Region 8
Southern Region
George Washington and
Jefferson National Forest
Clinch Ranger District

1700 Park Avenue SW
Norton, VA 24273
(276) 679-8370/8371/8372
(276) 679-8374 (Fax)

File Code: 2500

Date: November 10, 2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

On behalf of the Clinch Ranger District, US Forest Service, please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

The US Forest Service's mission is "caring for the land and serving people." We manage public lands for multiple uses, and include restoration as one of our goals. We're glad to be able to support you in the restoration of private lands as well. We recognize the impacts of un-reclaimed mined- or mining-related areas on water and land, and ultimately the health of our citizens and community.

In support of the Brownfields project, the Clinch Ranger District is committed to helping identify potential brownfield properties, participating in redevelopment planning activities for sites, or providing meeting space or volunteers for community outreach events. Further, The Clinch Ranger District will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact us if we can further support this US EPA Brownfields Assessment grant application.

Sincerely,

BARRY GARTEN
Acting District Ranger, Clinch RD
Area Ranger, Mt. Rogers NRA



DIRECTORS:
Glenn Graham, Chairman
Jimmy Vanover, Vice-Chairman
Bradley Mullins, Extension Agent
Travis Mullins
Janette Kennedy
Lance Hill
Bobbi Rasnick, Secretary



ASSOCIATE DIRECTORS:
John Nelson
Harry Lee Strouth, Treasurer
Bobby Branham
Carol Delp

COMMONWEALTH of VIRGINIA

LONESOME PINE SOIL AND WATER CONSERVATION DISTRICT
130 CLINTWOOD MAIN STREET, CLINTWOOD, VIRGINIA 24228
Phone: (276) 926-6621 FAX (276) 926-8527
Email: lpswcd@hotmail.com

November 8, 2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

On behalf of Lonesome Pine Soil and Water Conservation District please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

The Lonesome Pine SWCD has been working in Wise County and the Guest River Restoration Project. We think this project would be an asset to Wise County and the Guest River.

In support of the Brownfields project, the Lonesome Pine SWCD is committed to participating in regularly scheduled meetings.

Please feel free to contact Glenn Graham so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,


Glenn Graham, Chair

The Commonwealth of Virginia supports the Lonesome Pine Soil and Water Conservation District through financial and administrative assistance provided by the Virginia Soil and Water Conservation Board and the Department of Conservation and Recreation..

Lonesome Pine Soil and Water Conservation District prohibits discrimination in all its programs and activities on the basis of race, color national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status.

An Equal Opportunity Provider and Employer.



VirginiaTech

Wise County Office

P. O. Box 1156

Wise, Virginia 24293-1156

276/328-6194 Fax: 276/328-5902

E-mail: pmeeks@vt.edu

<http://offices.ext.vt.edu/wise>

November 13, 2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

Dear Mr. Cox:

On behalf of Virginia Cooperative Extension -- Wise County, please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

As a local branch of Virginia Tech and Virginia State University, VCE -- Wise County provides education within the program areas of Agriculture & Natural Resources, Family & Consumer Sciences, 4-H Youth Development and Community Viability.

In support of the Brownfields project, VCE -- Wise County is committed to communicating project information to the organization's members, participating in redevelopment planning activities for sites, inviting project staff to present at one of the organization's regularly scheduled meetings and providing meeting space or volunteers for community outreach events. Further, VCE -- Wise County will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact me so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Phillip Meeks
Extension Agent for
Agriculture & Natural Resources

Invent the Future

VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY

Extension is a joint program of Virginia Tech, Virginia State University, the U.S. Department of Agriculture, and state and local governments.

Virginia Cooperative Extension programs and employment are open to all, regardless of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, genetic information, marital, family, or veteran status, or any other basis protected by law. An equal opportunity/affirmative action employer.



www.ext.vt.edu

THRESHOLD CRITERIA

1. APPLICANT ELIGIBILITY

The Guest River Coalition is an association of Virginia local governments located in Wise County. Wise County is the lead member and sponsor of this application and is defined by EPA as a General Purpose Unit of Local Government under 2 CFR 200.64.

- City of Norton is a coalition member and is defined by EPA as a General Purpose Unit of Local Government under 2 CFR 200.64.
- Town of Coeburn is a coalition member and is defined by EPA as a General Purpose Unit of Local Government under 2 CFR 200.64.
- Town of Wise is a coalition member and is defined by EPA as a General Purpose Unit of Local Government under 2 CFR 200.64.

Letters demonstrating each coalition member's support of this initiative are included as attachments.

2. COMMUNITY INVOLVEMENT

Our community outreach will be guided by the Guest River Restoration Project, a grass-roots built community group that has partnered with government agencies to spur the economic recovery of the Guest River Watershed while also improving/preserving the environmental health of the Watershed. The Guest River Restoration Project has been an active voice across the Watershed for the past 19 years. Using the proven community engagement strategies already in place for the Guest River Restoration Project, the Coalition will work together with the community as a project partner. In support of the Guest River Restoration Project, our team (with assistance from our consultant) will prepare outreach and promotional materials to be distributed via mail, neighborhood meetings, newspapers, and individual websites/social media sites for each Coalition partner. In addition, throughout the project, the Coalition will hold public meetings to notify the communities of the successes and challenges faced during the project and to solicit input and participation. The project team (including the Guest River Coalition members, leaders from the Guest River Restoration project group, and our brownfield consultant) have extensive experience with conducting community outreach activities.

City of Norton
618 Virginia Avenue, NW
P.O. Box 618
Norton, Virginia 24273-0618



(276) 679-1160
fax: (276) 679-3510
www.nortonva.gov
email: cityhall@nortonva.gov

November 12, 2017

Wise County, Virginia
Attn: Mr. David Cox, County Finance Administrator
P. O. Box 570
Wise, VA 24293

Re: EPA Brownfields Assessment Coalition Grant

Dear David:

This letter affirms the City of Norton will participate as a member of the Guest River Coalition and supports the submittal of an application for an EPA Brownfields Assessment Coalition Grant with Wise County as the lead applicant. The City of Norton is an independent city in the Commonwealth of Virginia and is a general purpose unit of local government as defined in 2 CFR 200.64. On November 7, 2017, the City Council of Norton passed the attached resolution approving the City's participation in the coalition.

Established as a town in 1894, and later as a city in 1954, Norton is a community proud of its heritage. Centrally located at the intersection of U.S. 23 and Highway 58 A, the city has for many years served the region as a commercial hub to parts of Southwest Virginia and Eastern Kentucky. The coal industry has been a major economic driver for the entire region, and the decline of the sector has significantly impacted businesses and residents of the City. The economic downturn, changing market conditions, and population decreases have resulted in the creation of mine-scarred lands and brownfield sites that are having a negative impact on our community. The Guest River Coalition brownfields project will help us transform these sites for the benefit of the community.

We look forward to being an active participant in the Guest River Coalition.

Sincerely,

A handwritten signature in green ink that reads "Fred".

Fred L. Ramey, Jr.
City Manager

Visit Flag Rock - Norton's Mountain Masterpiece

**Resolution Authorizing Application for a Environmental Protection
Agency Brownfield Assessment Grant as Co-Applicant**

WHEREAS, The City of Norton wishes to identify, assess and prepare for redevelopment sites that may have incurred possible environmental contamination; and

WHEREAS, The US Environmental Protection Agency is accepting applications for the Brownfield Area Wide Planning Grant Program; and

WHEREAS, The Guest River Group, of which The City of Norton is a member, has actively worked with other area partners to prepare for an application for this particular funding opportunity; and

WHEREAS, The Wise County government has agreed to act as the lead applicant in a coalition grant, as approved by the Board of Supervisors on September 14, 2017; and

WHEREAS, The town councils of Coeburn and Wise have also indicated their support for a joint application; and

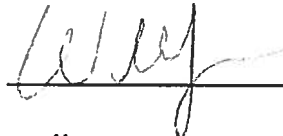
WHEREAS, The City of Norton wishes to partner with the County of Wise, the Towns of Coeburn and Wise in a coalition application; and

WHEREAS, Other organizations in the Guest River Group have committed support.

NOW, THEREFORE, LET IT BE RESOLVED that City Council authorizes the preparation of an EPA Brownfield Area Wide Planning Grant application in an amount not to exceed \$600,000.

ADOPTED this 7th day of November, 2017.

CITY OF NORTON, VIRGINIA

A handwritten signature in dark ink, appearing to read 'W. Mays', written over a horizontal line.

William J. Mays, Mayor

ATTEST:

A handwritten signature in dark ink, appearing to read 'Rebecca K. Coffey', written over a horizontal line.

Clerk



Town of Wise
501 West Main Street
P.O. Box 1100
Wise, Virginia 24293

(276) 328-6013
Fax (276) 328-2519
www.townofwise.net
E-mail: mgr@townofwise.org

OFFICE OF
TOWN MANAGER

November 9, 2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

I am pleased to provide this letter on behalf of the Town of Wise to affirm the Town's participation as a member of the Guest River Coalition and support of your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. Redevelopment of these properties will support the revitalization of our communities while also improving the Guest River Watershed. The Town of Wise is an incorporated town in Wise County in the Commonwealth of Virginia and is a general purpose unit of local government as defined in 2 CFR 200.64. On October 24 2017, the Wise Town Council passed Resolution #49 approving the Town's participation in the coalition.

Wise is a small town of just over three-square miles located in the mountains of far Southwest Virginia at 2,684 feet above sea level. It is the county seat of Wise County with a population of 3,286 at the 2010 census. Wise has been a hub of governmental and commercial activity in the area and is proud to be home to the University of Virginia's College at Wise. However, the entire region has relied upon the coal mining industry for basic employment and loss of coal mining as a viable economic sector has impacted support industries and has dramatically decreased demand for consumer products and services leading to significant economic decline. The Brownfields Assessment Coalition Grant could help bring about the economic resurgence this region so desperately needs.

In support of the Brownfields project, the Town of Wise is committed to helping identify potential brownfield properties, communicating project information to stakeholders, members, participating in redevelopment planning activities for sites, inviting project staff to present at one of the organization's regularly scheduled meetings, assisting in marketing sites to potential

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
November 9, 2017

developers, and providing meeting space or volunteers for community outreach events. Further, the Town of Wise will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact me if you need further demonstration of the Town's support of this US EPA Brownfields Assessment grant application. We are hopeful that said grant application receives every possible favorable consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly C. Owens", with a long horizontal flourish extending to the right.

Beverly C. Owens, Manager
Town of Wise



TOWN OF COEBURN

"The Home of Friendly People"

Russell Andrew Mullins, *Town Manager*
Christy L. McCoy, *Clerk/Treasurer*
Scott Brooks, *Chief of Police*

Town Council

Jeffery G. Kiser, *Mayor*
Sharon Still, *Vice Mayor*
Deventae Mooney
Mike Wright
Mike Holbrook

November 9, 2017

Mr. David L. Cox
County Finance Administrator
Wise County Virginia
P.O. Box 570
Wise, VA 24293

RE: Guest River Coalition Brownfields Assessment Grant Application

Dear Mr. Cox:

On behalf of the Town of Coeburn, please accept this letter of support for your application for a 2018 EPA Community-wide Brownfields Assessment Coalition Grant to assess mine-scarred lands and properties potentially impacted by hazardous substances and petroleum products. We support your efforts to encourage the redevelopment of these properties to improve the Guest River Watershed and support the revitalization of our communities.

In support of the Brownfields project, the Town is committed to helping identifying potential brownfield properties and participating in redevelopment planning activities for sites. Further, a myself or another official of the Town will serve on the Guest River Group Brownfields Advisory Committee in support of this project.

Please feel free to contact me at any time so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Russell A. Mullins
Town Manager



**TOWN OF COEBURN
RESOLUTION 18-004**

**RESOLUTION IN SUPPORT OF
AN EPA BROWNFIELD ASSESSMENT GRANT APPLICATION**

WHEREAS, the Town of Coeburn wishes, in conjunction with Wise County, the City of Norton and the Town of Wise, to identify, assess, and prepare for redevelopment sites that may have incurred possible environmental contamination; and

WHEREAS, the US Environmental Protection Agency is accepting applications for the Brownfield Assessment Grant Program; and

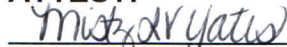
WHEREAS; the Town of Coeburn wishes to pursue funding for environmental assessment of such properties to the benefit of the citizens of Coeburn.

BE IT THEREFORE RESOLVED, that the Town Council of the Town of Coeburn supports the preparation of an EPA Brownfield Assessment Grant application in the amount of \$600,000.



Jeff Kiser, Mayor

ATTEST:



Misty Yates, Clerk

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

County of Wise, Virginia

* b. Employer/Taxpayer Identification Number (EIN/TIN):

54-6001688

* c. Organizational DUNS:

0530907830000

d. Address:

* Street1:

PO Box 570

Street2:

* City:

Wise

County/Parish:

* State:

VA: Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

242930000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

David

Middle Name:

L

* Last Name:

Cox

Suffix:

Title:

County Finance Administrator

Organizational Affiliation:

* Telephone Number:

(276) 328-2321

Fax Number:

* Email:

cox_d@wisecounty.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Guest River Coalition Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: